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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT
(Plg.I(1))

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE IN JEEDIMETLA VILLAGE, QUTHUBULLAPUR MANDAL, RANGAREDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No.112, Municipal Administration & Urban Development (Plg.I(1)), 25th July, 2020.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan of CDA vide G.O.Ms.No.538, MA, dt: 20.10.2001, as required by sub-section (1) of the said section.

VARIATION

The site in Plot Nos.14 to 19 of Jeedimetla Village, Quthubullapur Mandal, Ranga Reddy District to an extent of 1468.18 Sq.Mtrs, as per the notified Master Plan of CDA vide G.O.Ms.No. 538, MA, dt: 20.10.2001, is now designated as Commercial use zone, **subject to the following conditions:**

- The owner / applicant is solely responsible for any mis-representation with regard to ownership / title, land ceiling clearance etc., and they responsible for any damage claimed by any one on account of change of land use proposed.
- The applicant shall comply with the conditions laid down in the G.O.Ms.No. 168, MA & UD Department, Dated 07.04.2012.
- The applicant shall obtain prior permission from the GHMC before undertaking any development on the site under reference.
- If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
- The change of land use shall not be used as the proof of any title of the land.
- The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- The change of land use does not bar any public agency including HMDA / Local Authority to require land for any Public purpose as per law.

- h) The applicant shall demolish the existing building falling in the set-backs if any as per G.O.Ms.No.168, MA, dt: 07.04.2012.
- i) The applicant has to full fill any other conditions as may be imposed by the Competent Authority.
- j) The Change of land use shall not be used as the sole reason for obtaining exemption from the provision of Urban Land Ceiling, Act, 1976.

SCHEDULE OF BOUNDARIES

NORTH : Existing 30'-0" wide WBM Road in Sy.No.189/P of Jeedimetla.

SOUTH : Existing & Proposed 60'-0" wide BT Road in Sy.No. 189/P of Jeedimetla.

EAST : Existing 40'-0" wide BT Road in Sy.No. 189/P of Jeedimetla.

WEST : Existing 30'-0" wide WBM Road in Sy.No.189/P of Jeedimetla.

VARIATION TO THE HMDA FOR CHANGE OF LAND USE FROM PARTLY BUFFER ZONE, PARTLY WATER BODY (NALA), CONSERVATION USE ZONE TO RESIDENTIAL USE ZONE IN PATANCHERUVU VILLAGE & MANDAL, SANGA REDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No.113, Municipal Administration & Urban Development (Plg.I(1)), 25th July, 2020.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan 2021 of Ramchandrapuram zone segment approved vide G.O.Ms.No.288, MA & UD, dt: 03.04.2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.Nos. 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 466, 467 and 468 to an extent of 119761 Sq.mts. in Patancheruvu Village & Mandal, Sangareddy District which is presently earmarked for Partly buffer zone, Partly water body (Nala), Conservation use zone as per notified Master Plan 2021 of Ramchandrapuram zone segment approved vide G.O.Ms.No. 288, MA & UD, dt: 03.04.2008 is now designated as Residential Use Zone as the EE, IB Division, Sangareddy I & CAD Dept and Member-Convener, NOC Committee for Water Bodies & SE HL & WBM Circle, GHMC have issued clearance vide Lr.EE/IB/SRD/HD-1/3053, dt:30.3.2017 and Lr.No.SE/HL&WBM/TS/AEE-1/NOC Committee/179, dt: 3.2.2018 respectively **subject to the following conditions:**

- a. The applicant shall maintain the buffer of 9 meters from edge of Nala.
- b. The applicant shall comply with the conditions mentioned in the NOCs given by EE, IB Division, Sangareddy I & CAD Dept vide Lr. EE/IB/SRD/HD-1/3053, dt: 30.3.2017 and Member-Convenor, NOC Committee for Water Bodies & SE HL & WBM Circle, GHMC vide Lr. No. SE/HL&WBM/TS/AEE-1/NOC Committee/ 179, dt: 3.2.2018.
- c. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
- d. The applicant shall comply the conditions laid down in G.O.Ms.No. 168, MA, dt: 07.04.2012.
- e. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- f. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
- g. CLU shall not be used as proof of any title of the Land.
- h. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

- i. The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- j. The applicant shall not claim any development permission on 20 feet wide road and he shall make desired statutory approach road for development permission as per G.O.Ms.No.168, MA, dt: 07.04.2012.
- k. The applicant shall demolish the existing building fall in the set-backs if any as per G.O.Ms.No.168, MA, dt: 07.04.2012.
- l. The applicant has to fulfill any other conditions as may be imposed by the competent authority.
- m. The applicant shall hand over the area affected under proposed Master Plan road to local body at free of cost through Registered gift deed before undertaking any development in the site under reference.

SCHEDULE OF BOUNDARIES

- NORTH : Vacant land in Sy.Nos. 128 and 129 of Patelguda (V).
- SOUTH : Existing road and Residential gated community and vacant land in Sy. Nos. 357 & 394 of Patancheruvu (V) & Sy.No. 103 of Bandelguda.
- EAST : Nala, partly vacant land and Residential gated community.
- WEST : Vacant land in Sy. Nos. 469, 470 & 342 of Patancheruvu (V).

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE ZONE TO RESIDENTIAL USE ZONE SITUATED IN TURKAPALLY (V), SHAMIRPET (M), MEDCHAL-MALKAJGIRI DISTRICT - CONFIRMATION.

[G.O.Ms.No.114, Municipal Administration & Urban Development (Plg.I(1)), 25th July, 2020.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan-2021 vide G.O.Ms.No.288, MA & UD, dt: 03.04.2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.Nos.594p, 595p, 596, 597, 613, 614, 615, 616 & 617p of Turkapally (V), Shamirpet (M), Medchal-Malkajgiri District measuring to an extent of 214483.399 Sq.mts. which is presently earmarked for Conservation use zone in the notified Master Plan - 2021 vide G.O.Ms.288, MA & UD, dt: 03.04.2008 is now designated as Residential use zone **subject to the following conditions:**

1. The applicant shall comply the conditions laid down in G.O.Ms.No.168, dt: 7.04.2012.
2. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
3. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
4. The applicant is whole responsible if any discrepancy occurs in the ownership aspects and ULC aspects and if any litigation occurs, the change of land use order will be withdrawn without any notice.
5. CLU shall not be used as proof of any title of the land.
6. The applicant has to fulfill any other conditions as may be imposed by the competent authority.
7. The change of land use does not bar any public agency including HMDA / local authority to acquire land for any public purpose as per law.

8. If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.
9. The applicant shall handover the area affected under proposed 60 mts. wide master plan road to local authority at free of cost before undertaking any development in the site u/r.
10. The applicant has to maintain 30 mts. distance from the centre of the road to the site boundary.
11. The applicant shall maintain alignment of Nala as per ground position and no diversion / realignment allowed and maintain natural alignment of Nala.
12. The land effected in Nala and its Buffer zone shall be excluded from change of land use.

SCHEDULE OF BOUNDARIES

NORTH : Singaipally RF, Sy.No. 10 of Turkapally (V), vacant land.

SOUTH : Sy.Nos. 593, 598. 600, 601, 612, 618, 619 of Turkapally (V).

EAST : Proposed 60 Mtr. wide road towards Turkapalli to Vantimamidi (V).

WEST : Sy. No. 568 of Turkapally (V).

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM MANUFACTURING USE ZONE TO RESIDENTIAL USE ZONE IN SITUATED AT MALLAPUR (V), UPPAL (M), RANGA REDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No.115, Municipal Administration & Urban Development (Plg.I(1)), 25th July, 2020.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008), the Government hereby makes the following variation to the land use envisaged in the erstwhile HUDA Master Plan Moula-ali zone segment vide G.O.Ms.No.288, MA & UD, dt: 03.04.2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No.160 (P) situated at Mallapur (V), Uppal (M), R. R. District to an extent of 16690.96 Sq.Mtrs. or 19962.39 Sq.yds. or Ac. 4-05 Gts. which is presently earmarked for Manufacturing Zone as per the erstwhile HUDA Master Plan for Moula-ali zone segment which was approved by the Government vide G.O.Ms.No.288, MA & UD, dt. 03.04.2008 is now designated as Residential Use Zone **subject to the following conditions:**

- a) As the storm water drain / Sullage channel is passing through the site, the applicant shall re-align the Nala along wither boundary, within their site, at their own cost. The width and design of the channel must be designed by the Irrigation Department and work shall be executed under the supervision of the Irrigation official. The applicant shall provide buffer zone / Green belt on either side of the channel within the site under reference as per the rules in force.
- b) The applicant shall provide 6.0 mts. green buffer towards designated manufacturing use zone in order to segregate Industrial activity from the Residential activity.
- c) The applicant shall handover the Master Plan road affected area if any to the local body through registered gift deed at free of cost.
- d) The applicant shall comply the conditions laid down in the G.O.Ms.No. 168, dt: 07.04.2012 and in the G.O.Ms.No.288, dt: 03.04.2008.
- e) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- f) The applicant has to realign the electrical line along the main road which is passing through their site at their own cost.

- g) Abutting to the north side compound wall, an open drain is existing. Therefore, applicant has to construct proper storm water channel at his own cost up to their extent.
- h) The applicant is whole responsible if any discrepancy occurs in the ownership aspects and ULC aspects and if any litigations occurs, the Change of land use orders will be withdrawn without any notice.
- i) If there is any court case is pending in court of law, the applicant / developer shall be responsible for settlement of the same and if any court orders against the applicant / developer, the approved CLU orders will be withdrawn and deemed to have been cancelled without notices and action will be taken as per law.
- j) The Government reserves the right to cancel the CLU orders, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of facts.
- k) The CLU orders shall not be used as proof of the title of the land. The CLU orders shall not means responsibilities or clearance of ownership of the site and easement rights.
- l) The applicant shall not disturb the Natural position of the Nala / Channel if any passing through the site.
- m) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- n) Consideration of CLU doesn't confer any title over the land.
- o) The CLU does not bar any public agency including HMDA / Local Authority to acquire land for any public purpose as per law.

SCHEDULE OF BOUNDARIES

NORTH	:	Residential buildings and function halls, existing 40'0" wide road in Sy.No. 154 of Mallapur (V) and flowing Nala.
SOUTH	:	Vacant land in Sy.Nos. 160 & 159 of Mallapur (V).
EAST	:	Vacant land, Residential building in Sy.No. 159 of Mallapur (V) and flowing Nala in Sy.Nos. 159 & 160 of Mallapur (V).
WEST	:	Vacant land and owners / applicant land in Sy.No. 161 of Mallapur (V).

ARVIND KUMAR,
Principal Secretary to Government.

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